

## Attachment 4: Recommendations for Impound Good Neighbor Improvements

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### Summary

The purpose of this report is to present the results of meetings on August 27, September 10, and November 3, 2015 with a small group of representatives from the Harrison, Bassett Creek Valley Redevelopment Oversight Committee (ROC), and Bryn Mawr neighborhood associations who responded to the question: How can the Impound lot be a better neighbor? The goal of these discussions was to identify and prioritize good neighbor improvements that are of value to neighborhood residents and businesses, and that can be included in a plan to improve the Impound facility.

During these conversations several recommendations were made and prioritized by the neighborhood representatives, including implementation of environmental, traffic, transportation access, screening, and visual improvements. These recommendations are listed on pages 2 and 3 of this report.

A Request for City Council Action has been submitted by City staff seeking authorization to proceed with a project plan for the Impound lot. If approved, staff will continue working with the small group of neighborhood representatives to determine improvements from this list to include in the project's preliminary design phase.

### Community Engagement Background

City staff involved in planning for Impound improvements attended Bryn Mawr, Harrison, and ROC neighborhood group meetings in March 2014 to obtain their input on alternatives for Impound lot building improvements and lot reconfiguration. As a result of those meetings and surveys of neighborhood residents, business owners, and other stakeholders, the location of the Impound facility on the east side of Van White Memorial Bridge became the basis for planning improvements to the Impound building and grounds.

In addition, neighborhood associations' feedback included a desire to provide more input during the planning process for Impound improvements. The neighborhood groups identified one to two representatives from each of their organizations to attend meetings with City staff for this purpose. In order to enhance their input into the planning process, City staff asked the neighborhood representatives to identify and prioritize their recommendations on how the Impound lot can be a better neighbor. On August 27, September 10, and November 3, 2015 the following representatives of the Bryn Mawr, Harrison, and ROC neighborhood associations and City staff met to brainstorm and prioritize these recommendations.

Neighborhood representatives: Vida Y. Ditter, Bryn Mawr Neighborhood Association/ Bassett Creek Valley ROC; Barry Schade, Bryn Mawr Neighborhood Association; Jerry Schaefer, Harrison Neighborhood Association/Bassett Creek Valley ROC; Chuck Sullivan, Bassett Creek Valley ROC; Kevin Thompson, Bryn Mawr Neighborhood Association; Shauen Pearce and Denetrick Powers, Harrison Neighborhood Association

City of Minneapolis staff: Community Planning and Economic Development: Beth Grosen, Project Manager; Janelle Widmeier, Planner; Jim Voll, Planner

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Public Works Traffic and Parking Services: Jon Wertjes, Director; William Cieminski, Parking Systems Manager; Ellen Dosdall, Assistant Parking Manager; Anthony Segovia Papp, Customer Service Representative I; James Sullivan, Supervisor Contracts Monitor

City Council representatives: Patrick Sadler, Aide to Council Member Goodman; Sean Broom, Aide to Council Member Yang

### Recommendations

At the meetings, neighborhood representatives focused solely on Impound lot good neighbor improvements while acknowledging the potential opportunities in Bassett Creek Valley. The representatives were also asked to forego evaluation of recommendations as to cost or timing.

The recommendations of the neighborhood representatives are focused on improvements in these areas:

- Vehicle impacts
- Visual views
- Flexibility for the future
- Water and the environment
- Pedestrian access

The list of recommendations for making the Impound lot a better neighbor is presented below. Neighborhood representatives ranked the recommendations as first tier, high priority improvements or second tier items considered to be lower priority, longer term improvements.

### **First Tier**

- Move vehicles on Police hold to the area under 394 Bridge, currently leased by the City for impounded vehicles overflow. Include Dunwoody and Minnegasco/CenterPoint Energy in future talks regarding under 394 site.
- Incorporate impound site improvements that allow for multiple uses now and into the future; make sure buildings are designed to allow for future repurposing. Explore possible private partnerships to accomplish this.
- Determine and install storm water controls; explore permeable parking lot with drainage to rain gardens leading to cleaner in the sewer system.
- Address tow trucks impacts that will eliminate parked and idling trucks in the surrounding neighborhood; take tow trucks out of the neighborhood to reduce emissions and noise.
- Install quality green screening; explore options for landscaping with plants that provide coverage year round, e.g. barberry, evergreens. Install berms to shield the impound area from future walking paths. Install intermittent, staggered fencing to break up the view; include art work.
- Address views from both sides of the light rail station to the impound facility.
- Design the impound arrival point to be more attractive, less threatening.

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### Second Tier

- Provide pedestrian access from Van White Boulevard to the Impound lot.
- Explore a green roof on the building.
- Long term, install a solar array above the lot.
- Install multi-level parking for vehicles that can be converted to alternative uses.

### Use of Feedback and Follow up with Neighborhoods

The recommendations of the neighborhood representatives are included in a Report to the City Council in November, 2015 seeking authorization to proceed with a project plan for Impound lot improvements. Public Works and Finance and Property Services staff are currently reviewing the neighborhood representatives' recommendations to estimate costs and feasibility. City staff will continue to work with the Bryn Mawr, Harrison, and ROC neighborhood representatives to provide them with project information and obtain their input during the project planning and design process.